

Prepared by:  
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GRANTOR:  
Emily Kaye Courteau  
2309 Oliver Road  
Monroe LA 71201  
318-330-9020 | **NA**

GRANTEE:  
Federal National Mortgage Association c/o  
BAC Home Loan Servicing LP  
7105 Corporate Drive  
Plano, TX 75029  
800-669-0102 | **INK**

**Substitute Trustee's Deed  
Indexing Instructions**

Lot 96, Sec H, Hunters Run Subdivision, Sec 20, T1S, R6W, Plat Bk 330, Pg 3, DeSoto County, MS.

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

WHEREAS, on the 7th day of February, 2008 and acknowledged on the 7th day of February, 2008, Julie Ann Akers, and George D Akers, wife and husband, executed and delivered a certain Deed of Trust unto ReconTrust Company, N.A., Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2857 at Page 373; and

WHEREAS, on the 11th day of February, 2009, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2995 at Page 223; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated June 23, 2009 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 28th day of July, 2009, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 28th day of July, 2009, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi the following described real property, to-wit:

The following described real estate situate in DeSoto County, Mississippi, described as follows, to wit:

Lot 96, Section H, Hunters Run Subdivision, in Section 20, Township 1 South, Range 6 West, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 33, Page 3, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale Mortgage Electronic Registration Systems, Inc. was the highest bidder and best bidder, therefore, for the sum of \$ \_\_\_\_\_ and the same was then and there struck off to Mortgage Electronic Registration Systems, Inc. and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

WHEREAS, Mortgage Electronic Registration Systems, Inc., has requested transfer and assignment of its bid to Federal National Mortgage Association and has authorized the undersigned to convey the property described above to Federal National Mortgage Association and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title, and interest of Mortgage Electronic Registration Systems, Inc., as the highest and best bidder to Federal National Mortgage Association, pursuant to authority granted to the undersigned in the aforementioned Substitution of Trustee.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substitute Trustee, do hereby sell and convey unto Federal National Mortgage Association the land and property herein described.

I convey only such title as is vested in me as Substitute Trustee

sw/F09-0330

WITNESS MY SIGNATURE, this the 31 day of July, 2009.

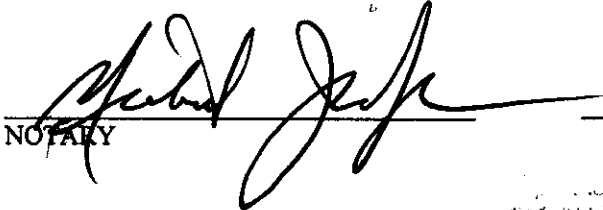


Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA

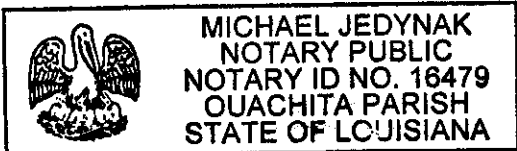
PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 31 day of July, 2009, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.



NOTARY

AT DEATH  
MY COMMISSION EXPIRES



# DESOTO TIMES-TRIBUNE

## PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

**Diane Smith** personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

### Substitute Trustee's Notice of Sale

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

WHEREAS, on the 7th day of February, 2008 and acknowledged on the 7th day of February, 2008, Julie Ann Akers, wife and husband, executed and delivered a certain Deed of Trust unto Recon-Trust Company, N.A., Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2857 at Page 373; and

WHEREAS, on the 11th day of February, 2009, the Holder of said Deed of Trust substituted and appointed Emily Keye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2896 at Page 223; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 28th day of July, 2009, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

The following described real estate situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 88, Section H, Hunters Run Subdivision, in Section 28, Township 1 South, Range 6 West, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 33, Page 3, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Volume No. 114 on the 7 day of July, 2009

Volume No. 114 on the 14 day of July, 2009

Volume No. 114 on the 21 day of July, 2009

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2009

Diane Smith

Sworn to and subscribed before me, this 21 day of July, 2009

BY Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2013  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 364 words @ .12 \$ 43.68

B. 2 subsequent insertions of 728 words @ .10 \$ 72.80

C. Making proof of publication and deposing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 119.48

Being the same property conveyed to George D. Akers and wife, Julie Ann Akers by Deed from Olive Branch Manufacturing Co., Inc. Recorded 03/30/1988 in Deed Book 330 Page 671, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

I will only convey such title as is vested in me as Substitute Trustee

WITNESS MY SIGNATURE, this day June 23, 2009

Emily Keye Courteau

Substitute Trustee

2309 Oliver Road

Monroe, LA 71201

(504) 330-8020

swP08-0530

PUBLISHED: 7-7-09/ 7-14-09/ 7-21-09

